

2 WATERSTONE HOUSE * 13 CENTRAL HILL * LONDON SE19 1BG
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PROMINENT SHOP **TO LET**

SET FRONTING THE A1000 (GREAT NORTH WAY) AND AVAILABLE UNDER A NEW LEASE WITH NO PREMIUM

31 AYLMEY PARADE LONDON N2

LOCATION

The property is situated fronting the Great North Way (A1000) set behind a slip road frontage allowing parking and quick stop trade. The property is located close to the junction of the Great North Road with Aylmer Road and Archway Road and the property is highly visible to huge volumes of passing vehicular traffic. The slip road location allows relatively easy access off the Great North Road and should allow parking and loading. The surrounding area is an extremely densely populated residential catchment which the unit would be capable of servicing. Pedestrian flow is limited and therefore the property is best suited to specialist use or alternatively possibly an office use subject to any necessary consents.



DESCRIPTION

The property comprises a ground floor lock up shop currently partitioned to create a series of areas in addition to a front sales area. The property has part parquet, part tiled floors and has a suspended ceiling. There is a security gate over the entrance door and the property is well secured from the rear. There is an internal WC and kitchenette area.

ACCOMMODATION

Gross Frontage	5.63m	18'5
Internal Width	5.57m	18'3 narrowing to 4.45m (14'6) after 4.57m (15'6)
Maximum Shop Depth	12.16m	39'9
Sales Area	58.52m²	630 ft² (approx)
Internal WC		

Figures relating to accommodation are approximate and rounded down for the purposes of guidance, they should not be relied upon and potential purchasers/occupiers are recommended to have a measured survey undertaken prior to making an offer.

TENURE

The property is offered by way of a new lease on full repairing and insuring terms the length of which is to be negotiated.

USE/PLANNING

We understand the property currently falls within class A1 (General Retail) of the Current Town and Country (Use Classes) Order and may suit a different use subject to any necessary consents. Prospective tenants are advised to make their own enquiries of the local Planning Authority concerning existing and potential changes of use prior to offer.

RENT

An initial rent of **£9,000 (nine thousand pounds)** per annum exclusive is sought.

V.A.T.

All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

SUBJECT TO CONTRACT